enabling
PROJECTS
TOWN PLANNERS
40 Sandringham Road, London NW11 9DP UK
☎ 020 8381 4311 ✉interface@enablinguk.com
www.enablinguk.com
Company No. 3491641

PLANNING APPLICATION STATEMENT
17 FALKLAND ROAD, LONDON N8 0NU
REDUCTION TO 6 ROOM HMO FOR 8 PERSONS

STATEMENT DATED: 26th January 2024

1. INTRODUCTION

We act for Mr. Sotiris Vardoulakis and Ms Karima Laachir of 17 Falkland Road, London N8 0NU, who are the owners of the above site. This Statement supports the planning application proposal concerning the property from a single family dwelling house into 6 HMO rooms at 17 Falkland Road N8 0NU (hereon called 'the Site'). The proposal is for **'the continued use of the property as 6 HMO bedrooms, for 8 persons with kitchens and communal facilities'**.

The application documentation is this Statement, the site plan and application drawings 2025SV PRE SH1 REV E.

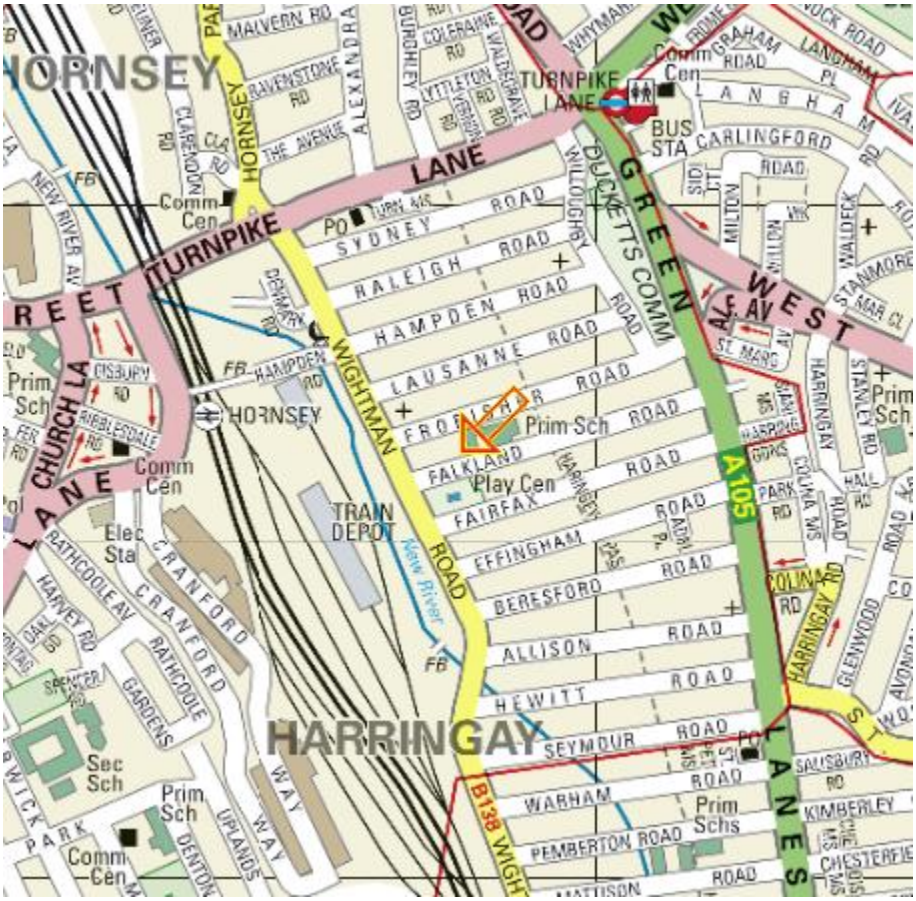
2. SITE AND SURROUNDS

The application site is a 7 room House in Multiple Occupation (HMO), which was previously a single dwellinghouse. It has been in HMO use since 2019, a period of 4 ½ years. It is situated on the northern side of Falkland Rd, at its western end. The area is all residential, comprising a mix of suburban style houses.

The site is located close to Turnpike Lane station and has good access to shops and services and many bus routes, as well as the underground. The site has a very high PTAL accessibility rating of 4 (Source: TFL).

To the rear of the roof, there is a dormer window extension, which was added to in 2015 and there is a Cert of Lawfulness for this (app: HGY/2014/3541). The property is not listed and not in a conservation area.

The area location map is shown below.



3. THE PROPOSAL

Planning application HGY/2021/3320 was for a 7 room, 11 person HMO. This was refused on 13th June 2023 on the following grounds:

> **1 The proposed use of the property for a house in multiple occupation (HMO) for 11 persons, would by reason of the lack adequate cycle parking provision and lack of sufficient shared facilities internally, provide substandard quality of accommodation for future occupiers, contrary to Policies D12, DM17 and DM35 of the Council's Development Management DPD (2017) and Policy D6 and D14 of the London Plan (2021).**
>
> **2 The proposed development would result in an over-intensive use of the property and an increase in levels of activity, noise and general disturbance. Furthermore, the lack of sufficient refuse storage is likely to impact negatively of neighbours living environment. The proposal would therefore have a detrimental impact on neighbouring residential amenity, contrary to Policies DM1 and DM17 of Haringey Council's Development Management DPD (2017).**

The officers report, goes on about the overcrowding of the property and mentions bin and cycle storage. These issues have been addressed in an amended proposal that:

1. **Reduces the number of people from 11 to 8 in the property. This is now far more in-scale with the size of the host property and will be in keeping with the bedroom sizes and amount of private indoor living space.**
2. **The 8 person use will not detrimentally affect the wider area or cause noise and disturbance.**
3. **Only two rooms are double with the rest accommodating singles in large rooms.**
4. **The number of bedrooms will be reduced from 7 to 6.**
5. **A NEW KITCHEN at the top floor rear is provided. This will reduce the need to go down to the ground floor.**
6. **3 x 140 l bins are provided at the front, screened by the front garden wall.**
7. **A total of 6 cycle parking spaces are provided for the 8 occupiers, which is a good standard of provision (3 at the front, 3 in the rear garden shed). FULL DETAILS OF THE CYCLE AND BIN STORES ARE PROVIDED ON PLAN. Please see the added bin & cycle elevational drawings on the drawings. Car free is acceptable, having regard to the good PTAL level and 6 cycle spaces provided.**

It is now considered by us that the use of the revised HMO is not over-intensive, as originally claimed in the refused decision notice. Also, it is contended that the quoted planning policies in the refusal are now complied with.

The Council's **PRE-APPLICATION ADVICE HAS CONFIRMED THAT THE PROPOSED USE IS NOW ACCEPTABLE….THE CHANGES PROPOSED IN THAT LETTER, MAINLY THE INSTALLATION OF A NEW KITCHEN, ARE AGREED.** The advice goes onto state:

> **Policy DM17 aims to prevent residential conversions of small dwellings that would result in sub-standard living conditions for the occupants through inadequate floor space. Policy SP2 aims to meet Haringey's housing needs. In this instance the proposed conversion complies with key requirements of these policies and is therefore acceptable in principle for conversion to an HMO.**
>
> **The proposal would not adversely impact the amenities of neighbouring properties by reason of overbearingness, loss of daylight/sunlight or loss of privacy, subject to further assessment in relation to cumulative impact. Furthermore, there is a reduction in persons from the refused scheme which would lessen the frequency of comings and goings to this property.**

4. THE LOFT CONVERSION & HMO USE SO FAR

The loft conversion (33.5 sq.m.) was completed in June 2015 and was lawfully built when the property was a single dwellinghouse.

The HMO conversion was completed in September 2019 and first occupation occurred soon after that date. It has been used continuously and uninterrupted for HMO use for up to 11 persons since that time, without objection and has successfully relied on public transport. These are important material considerations to the case.

5. THE BENEFITS OF RETAINING THE HMO USE

It is appropriate to discuss the benefits of the HMO use, since these help justify the change of use away from a single dwelling. The benefits of the 6 bedroom HMO use are as follows:

1. ***THE PREVIOUS USE & AMENITY IMPACT:*** **The use of the building as an 8 person HMO will be similar to the previous 5 bedroom use as a single dwellinghouse. The usage intensity will not be materially different to the extent that an amenity problem will be caused. It should be noted that the building has been in HMO use for 4 ½ years without material problems.**

2. ***PTAL ACCESSIBILITY:*** **It is noted that the appeal site has a PTAL rating of 4 (SOURCE: TFL) – which is a very good level of public transport accessibility - and therefore the 8 person HMO scheme can work successfully in this location.**

3. ***HMO ROOM SIZE STANDARDS:*** **The National Space Standards (NSS) do not specifically mention HMO type uses but does say that it is applicable 'across all tenures', and they are thus relevant. The technical requirements clearly state that a single bedroom should be at least 7.5 sq.m. and a double bedroom 11.5 sq.m. Bedroom width limitations are also given. The application drawings show that all 6 rooms pass the NS standards and the quality of accommodation provided is thus very good. In addition, the HMO rooms meet with the Council's HMO standards and an HMO licence has been issued in this respect. Although the HMO standards are not planning standards, they do give strong support to the proposition that the quality of accommodation provided is good and is well above minimum standards.**

4. ***ROOM SIZES:*** **ROOM 1: 15.8 sq.m. Double ROOM 2: 10.8 sq.m. Single; ROOM 3: 20 sq.m. Double; ROOM 4: 11 sq.m. Single; ROOM 5: 12.7 sq.m. Single; ROOM 6: 16.4 sq.m. single; SHARED KITCHEN & DINING ROOM plus Kitchen with storage space at the top floor. These rooms accommodate 8 persons, with all rooms complying with the NSS. A very good standard of accommodation is provided.**

5. ***EXTERNAL AMENITY SPACE:*** **The rear part has a good standard of external amenity space (65 sq.m.) for the 6 HMO rooms.**

6. ***HOUSING NEED:*** **There is an overwhelming housing need in Haringey for all types of residential accommodation. Although there is currently a focus on providing more family sized accommodation, there remains a strong need for small, non-self-contained accommodation in the Borough's area. Indeed, the London Plan recognises that small unit accommodation plays an important role in housing provision. In addition, the NPPF seeks to provide high quality housing and to broaden housing choice. The HMO use complies with these policies, giving a firm indication that a forthcoming application should be granted. There are very firm housing need arguments in favour of the 6 room, 8 person HMO use.**

7. ***PLANNING POLICY:*** **The 6 HMO rooms are in general compliance with Haringey Local Plan and Dev. Management policies (esp. DM12, DM16, DM17), the London Plan (D1-D6, housing policies) and the NPPF (on good design).**

8. ***DEV MANAGEMENT POLICY DM17, on HMOs. In relation to the criteria of this policy:***

   A. **The house excluding the roof extension is over 120 sq.m (please see area schedule on the application drawings).**
   B. **There have been no adverse amenity impacts for the first FOUR AND A HALF years of HMO occupation and this suggests that there is no ongoing amenity problem, especially as the tenant numbers will be reduced.**
   C. **There is a very high PTAL rating of 4, which is appropriate for the proposed HMO use.**
   D. The room size standards are generous, also meeting the Council's HMO standards.
   E. There will be a 2 KITCHEN ROOMS, which have plenty of storage space.
   ALSO: the property is a registered HMO (see DM17 B(a)).

There is therefore a sound case to retain the 6 HMO bedrooms, on the basis that there have been NO AMENITY IMPACTS for 4 AND A HALF YEARS of operation (the policy only requires 2 years). In addition, large kitchen spaces and 65 sq.m. of external amenity space and bin and cycle storage, DM17 is complied with.

Please can the Council note that the property is very well equipped and maintained as an HMO. The Applicant has invested in additional kitchen units on the ground floor and bathroom facilities on the first floor, new fire safety doors throughout, fully double glazed, new carpets throughout, fully redecorated, quality furniture in all rooms, new shed in the garden, etc. This has ensured the provision of high quality HMO accommodation.

6. SAFEGUARDING RESIDENTIAL AMENITY

Amenity is an important design issue, and refers to privacy, outlook and noise. There will be no adverse effect in these respects on neighbouring residential buildings, with the reduction to 8 persons reducing any effect. It is noted that a 4 ½ year usage period without objection has lapsed and this is an important material consideration.

7. CONCLUSION

The proposed 6 HMO bedrooms at the Property have been in use for 4 ½ years and have caused no material problems. The reduction from 11 to 8 persons involving new bins and cycle storage and a new extra kitchen is acceptable, having regard to the factors mentioned in this Statement. The relevant local policies are accorded with (esp. **DM17**), as are those of the **London Plan** and **NPPF.**

PETER KYTE MRTPI
ENABLING PROJECTS (TOWN PLANNERS)
DOCUMENT ISSUED: 26th January 2024